



Kestrel Close, Bristol, BS37 6XA

£345,000



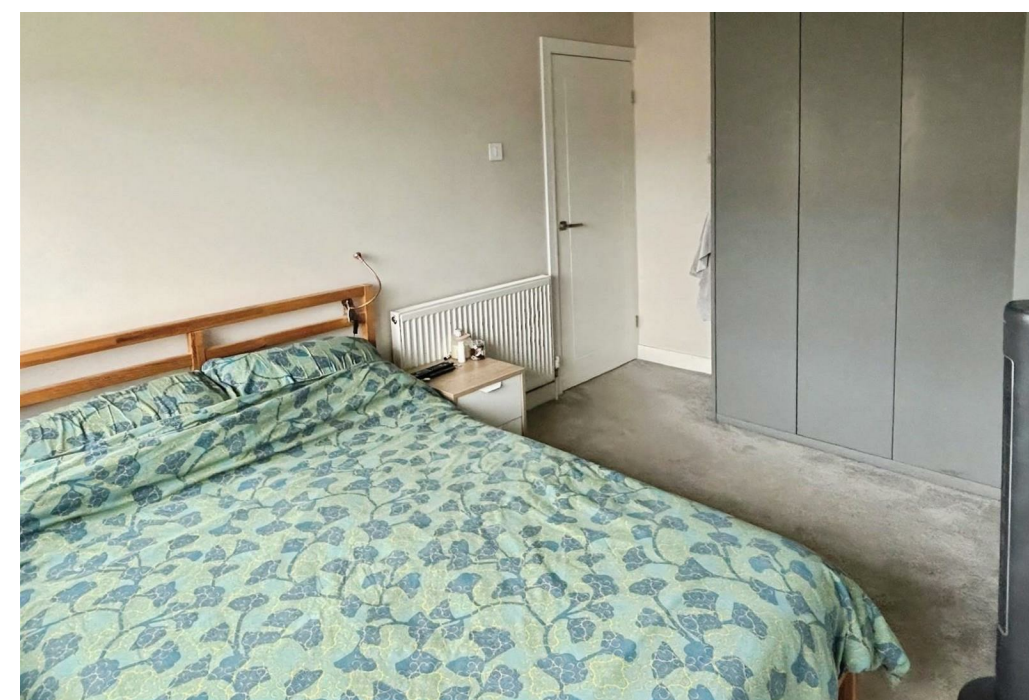
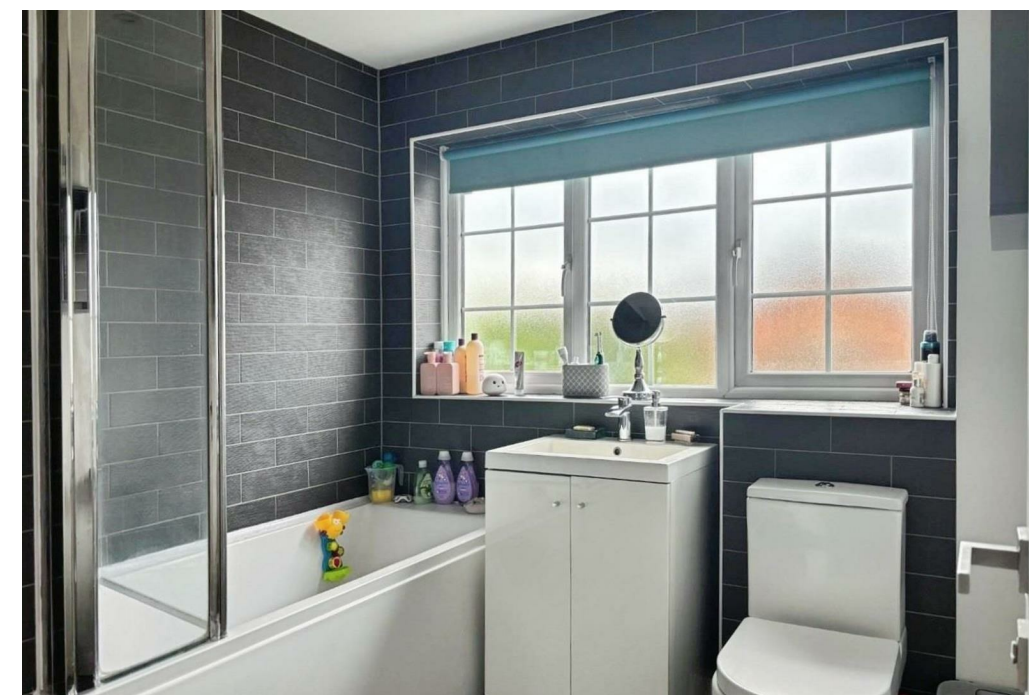
Nestled in the desirable Kestrel Close, Chipping Sodbury, this charming extended semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 936 square feet, this property, built between 1970 and 1979, boasts a well-thought-out layout that is ideal for families and professionals alike.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The stunning kitchen/diner is a true highlight, featuring contemporary fittings that make cooking and dining a pleasure. Additionally, a utility room and a cloakroom enhance the practicality of the home.

Upstairs, you will find three bedrooms, each equipped with fitted wardrobes, ensuring plenty of storage space. The modern white bathroom is tastefully designed, offering a serene retreat for unwinding after a long day.

The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the seasons. Outside, the gardens to both the front and rear provide a lovely outdoor space for gardening or enjoying the fresh air. The garage and parking add to the convenience of this delightful home.

Situated in a sought-after location, this property is close to local amenities, making it an ideal choice for those seeking a vibrant community atmosphere. This house is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming environment.



Double glazed door into

Lounge 17'3" x 12'10"

Double glazed window to the front, stairs to 1st floor with cupboard under, radiator, TV point, electric feature fireplace, opening to study and further opening to

Kitchen/Diner 17'2" x 10'3"

Double glazed window and double glazed French doors to the rear, range of modern wall, drawer and base units with work surface over, 1.5 stainless steel sink with mixer tap over, built in double electric oven with microwave, Island with 5 ring gas hob and extractor hood over, breakfast bar, drawers and wine cooler under, integrated appliances to include dishwasher, full length fridge and freezer, space for table and chairs, ceiling spotlights, radiator, wood effect flooring, storage cupboard, opening into.

Utility Room

Double glazed window and double glazed door to the rear, range of wall and base units with work surface over, stainless steel sink unit with mixer tap over, plumbing for washing machine, wood effect flooring flooring, ceiling spotlights, radiator, access to loft space.

Office/Study Area 9'7" x 5'8"

Double glazed window to the front, radiator, ceiling spotlights, door opening into

Cloakroom

White WC, vanity wash hand basin, radiator.

First Floor Landing

Double glazed window to the side, access to part boarded loft space with ladder, ceiling spotlights, doors into

Bedroom One 13' x 9'4"

Double glazed window to the front, built in wardrobes, ceiling spotlights, radiator.

Bedroom Two 10'6" x 9'4"

Double glazed window to the rear, built in wardrobe and drawers, ceiling spotlights, radiator.

Bedroom Three 8'10" x 7'8" max

Double glazed window to the front, built in wardrobes with shelving unit, storage cupboard, ceiling spotlights, radiator.

Bathroom

Double glazed window to the rear, white suite comprising panelled bath with rainshower over, vanity wash hand basin with mixer tap, low level WC, storage cupboard housing Worcester gas boiler, heated towel rail, part tiled walls, ceiling spotlights, tiled flooring.

Outside

The front is laid to lawn with pathway to front door.

The enclosed rear garden is laid to lawn, with patio and further decked area, raised stone borders, garden shed with electrics, outside tap, gated access leading to the rear.

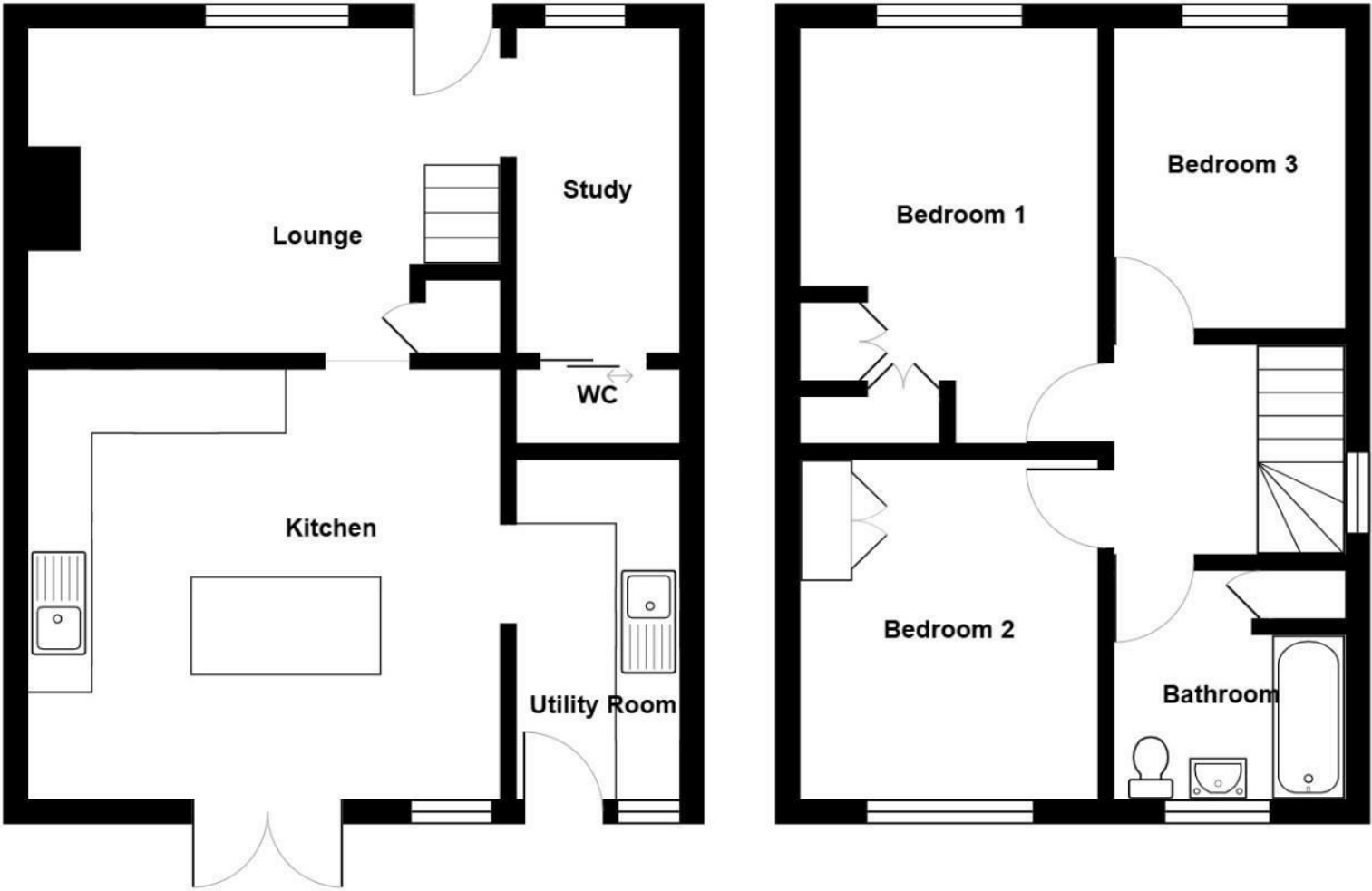
Garage

There is a detached single garage with up and over door, light and power and additional parking space to the side.

Agents Note

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Freehold
Council Tax Band: B



- Extended Semi Detached
- Well Presented
- Three Bedrooms
- Stunning Kitchen/Diner
- Utility
- Study & Cloakroom
- Modern Bathroom
- Gardens to Front & Rear
- Garage & Parking
- Double Glazing & Gas Central Heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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